

## 15 Exeter Street, Gateshead, NE8 4EY

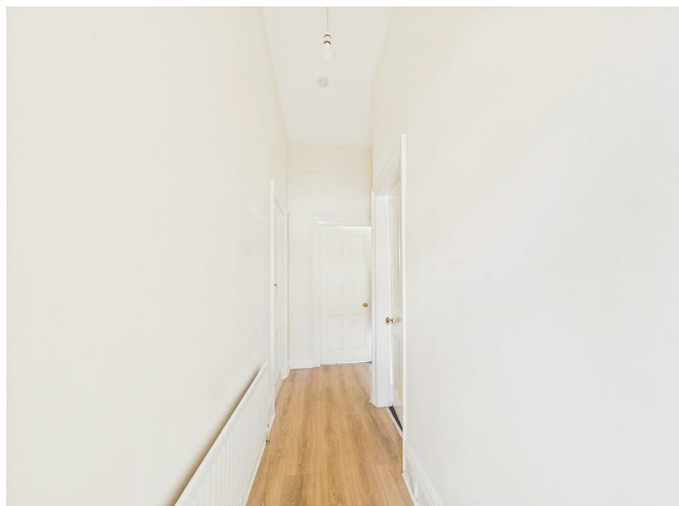
Offers Over £120,000

Located on Exeter Street in Gateshead, this charming ground floor flat offers a delightful blend of comfort and convenience. With its central location, residents will find themselves just a stone's throw away from local amenities and excellent transport links, making it an ideal choice for those seeking easy access to the vibrant city life. Upon entering, you are welcomed by a communal entrance vestibule that provides private access to the flat. The entrance hallway features a built-in storage cupboard, ensuring that your living space remains tidy and organised. The main bedroom is a true highlight, boasting elegant ceiling cornice, a feature fire surround, and a stunning bay window that floods the room with natural light. A further double bedroom offers ample space for guests or family.

The living room is both inviting and functional, complete with a gas fire and additional built-in storage, perfect for cosy evenings in. The dining kitchen is well-equipped with an integrated oven and a free-standing fridge/freezer, making it a practical space for culinary enthusiasts. A rear hallway/utility area houses a free-standing washing machine, adding to the convenience of this lovely home. The bathroom is thoughtfully designed, featuring a corner bath with a moulded seat and an electric shower, providing a relaxing retreat after a long day. Outside, a private yard to the rear offers a pleasant space for outdoor relaxation or entertaining. The vendor is willing to leave most furnishings, making this flat an attractive option for those looking to move in with ease. Viewings are highly recommended to fully appreciate the charm and potential of this delightful property.

## COMMUNAL ENTRANCE VESTIBULE

## GROUND FLOOR APARTMENT HALLWAY



## BEDROOM TWO

12'7" x 7'8" (3.84m x 2.35m)



## LOUNGE

15'6" x 12'10" (4.73 x 3.92)



## KITCHEN

12'8" x 7'10" (3.88m x 2.39m)



## BEDROOM ONE

18'4" into bay x 14'1" into alcove (5.60m into bay x 4.31m into alcove)



## REAR HALLWAY/UTILITY AREA

## BATHROOM

7'5" x 5'0" (2.27m x 1.53m)



## PRIVATE REAR YARD



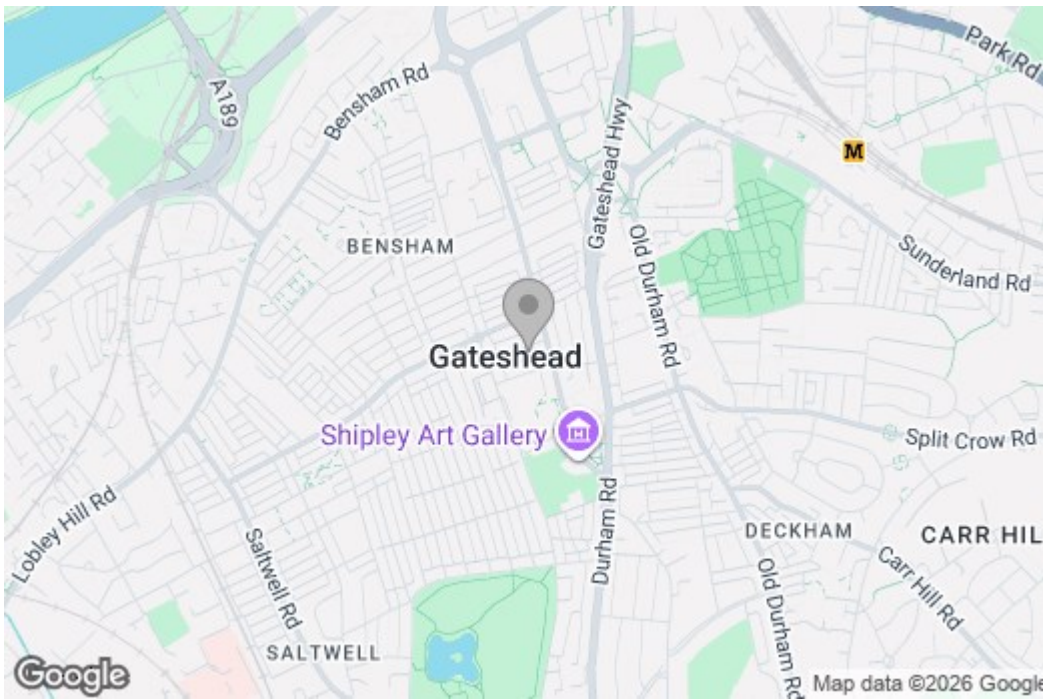
### Property disclaimer

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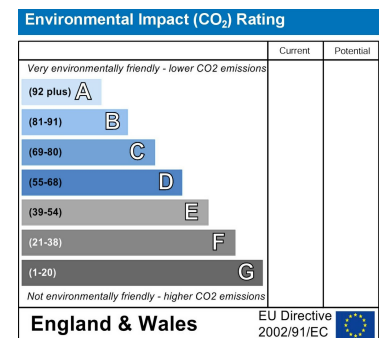
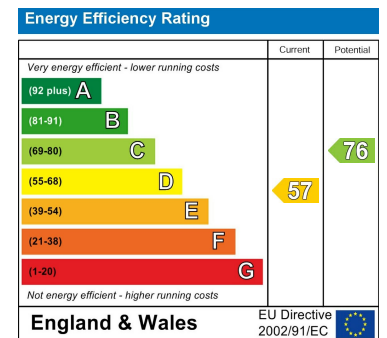
# Floor Plan



# Area Map



# Energy Efficiency Graph



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